

**KANAB CITY COUNCIL MEETING
SEPTEMBER 23, 2008
KANE COUNTY COMMISSION CHAMBERS**

PRESENT: Mayor Kim T. Lawson, Council Members Terril Honey, James Sorenson, Nina Laycook and Tony Chatterley, City Attorney Van Mackelprang, City Manager/Recorder Keith L. McAllister and City Treasurer RaeLene Johnson. Council Member Steve Mower excused.

WORK MEETING: Tom Avant, TC Engr. - Request Impact Fee Waiver for Kane County EMS Building: Mr Avant told the Council he was representing Kane County in requesting the waiver of impact fees for the construction of the new Kane County EMS Building. The building is to be built at the KanePlex sight. The building will be on a septic system. He gave reasons why he felt the only applicable impact fee was the water fee. He said a 1" meter would be needed. There was some discussion concerning the need for a 1" meter rather than the standard 3/4" meter. Mayor Lawson stated there was some question the building could meet required fire flows at that location. The City Manager told the Council it was the opinion of the Kanab City Building Inspector and Public Works Dir. that it could not. He said the code requires 1,200 GPM for a 2-hour duration using sprinklers, and that site only produces 605 GPM. Mr. Avant said the State of Utah had not adopted Appendix B, and the building would be sprinkled. Mr. Avant was told to work with the Building Inspector and Public Works Dir. to see what could be done. City Council Member Honey stated the paving of the parking lot needed to be settled also. Mr. Avant asked if the parking lot could be paved when the road is paved in a few years upon construction of the new jail. Mayor Lawson stated final action on this request would be taken in the regular City Council meeting later this evening.

Mayor Lawson opened the regularly scheduled council meeting at 7:00 p.m.

APPROVAL OF MINUTES AND VOUCHERS: A motion was made by Council Member Chatterley and 2nd by Council Member Sorenson to approve the minutes of the Sept 9th and Sept 16th meetings and the vouchers. Motion passed unanimously. Council Member Mower absent.

CEBA (COMMUNITY, EDUCATION, BUSINESS AND THE ARTS) UPDATE: Mr. Kelly Stowell addressed the Council. He told the Council that October is the comment period for the strategic plan. There should be three to four meetings held. Mayor Lawson said this is the best opportunity for community input and the best stimuli for economic development. Mr. Stowell said he wants everyone in the community to get involved.

TOM AVANT/REQUEST IMPACT FEE WAIVER FOR KANE COUNTY E.M.S.

BUILDING: Mr. Tom Avant with TC Engineering addressed the Council. He requested a waiver for the impact fees for the County's new emergency management services building. Council Member Honey read a portion of the ordinance where it states the Council may, on a project by project basis, authorize exceptions or adjustments to the Impact Fee rate structure for those projects the Council determines to be of such benefit to the community as a whole to justify the exception. Such projects may include facilities being funded by tax supported agencies, affordable housing projects, or facilities of a temporary nature. The Council may elect to waive

or adjust impact fees in consideration of economic benefits to be received from the developers' activity. Council Member Chatterley said he felt the building would be an asset for Kanab City. Council Member Sorenson felt that the impact was still there. He was wondering how it was going to be handled at a later date. Mr. Tom Avant said that future development when the capital facilities plan is updated will absorb the waiver. Council Member Honey recommended 50% reduction on the water impact fee on whatever size water connection they need depending upon the development standards being met. Fire flows and asphalt parking need further consideration along with any other findings that would require exception. Motion 2nd by Council Member Chatterley. Motion passed unanimously. Council Member Mower absent.

APPOINTMENT OF RECREATION BOARD MEMBER: A motion was made by Council Member Laycook and 2nd by Council Member Sorenson to appoint TJ Houston to serve on the Parks and Recreation Board replacing Doug Jacobs who resigned. Motion passed unanimously. Council Member Mower absent.

CONSIDER RELEASE OF ROCKY MOUNTAIN CONSTRUCTION BOND ON SWIMMING POOL PROJECT: Since the City will be holding \$73,331.11 to cover the few things that are left to fix on the swimming pool after the pool closes for the season, a motion was made by Council Member Laycook and 2nd by Council Member Chatterley to release the construction bond on Rocky Mountain Construction on the swimming pool project. Motion passed unanimously. Council Member Mower absent. The City has a letter from Rocky Mountain West Construction providing a one year warranty on workmanship, defective product or material.

MERIT EVALUATION: A motion was made by Council Member Chatterley and 2nd by Council Member Honey to approve the merit evaluation and pay increase from Grade 10 Step N to Grade 10 Step O for Cecil Campbell, Animal Control Officer and water meter reader. Motion passed unanimously. Council Member Mower absent. City Manager McAllister stated that Mr. Campbell has worked hard changing all the water meters to radio read meters this year.

A motion to adjourn was made by Council Member Sorenson and 2nd by Council Member Chatterley. Motion passed unanimously. Council Member Mower absent.

MAYOR KIM T. LAWSON

RECORDER KEITH L. MCALLISTER